



MULTI-FAMILY INVESTMENT FOR SALE

639 JESSUP STREET
BRIGHTON, CO 80601

PROPERTY HIGHLIGHTS

Rare multi-family investment opportunity in Brighton across from lovely Carmichael Park which offers tennis courts, a hockey rink, playgrounds, and 2-mile walking path. Meticulously maintained building with new exterior paint, and new roof in 2018. Sold separately or as a portfolio with the neighboring 4-unit building (619 Jessup Street). Strong cash flow history, with potential to increase rents significantly based on the current rental market. An excellent income-generating opportunity available in one of the Denver Metro Area's fastest growing suburbs.

- 4 units: each 2-bedroom, 1 bath
- Proforma Capitalization Rate: 5.72%
- Near parks, retail, and schools
- Well-maintained buildings
- Low vacancy rate
- On-site parking

Asking Price \$845,000

Site Size 0.17 Acres

Building Size 4,495 SF

Zoning R-2

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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PROPERTY PHOTOS

Disclaimer: These photos are representative of the building units but may not reflect all units.



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* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION

APPROXIMATE TRAVEL TIMES	
Denver	20 minutes
Fort Collins	60 minutes
Longmont	30 minutes
Boulder	40 minutes
Denver International Airport	20 minutes

City of Brighton, Colorado is home to 40,000 residents and is located approximately 20-minutes northeast of Denver.

Logos at the bottom of the map include: Walmart, Wendy's, King Soopers, Starbucks, Applebee's Grill + Bar, IHOP Restaurant, and The UPS Store.